107.0	0006	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	980,200 / 980,200
					USE VALUE:	980,200 / 980,200
					ASSESSED:	980,200 / 980,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		APACHE TR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JERMAN ERIC A
Owner 2:	KENERSON JULIA C
Owner 3:	
Street 1:	3 APACHE TRAIL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JERMAN ERIC A/TRUSTEE -
Owner 2:	KENERSON JULIA C/TRUSTEE -
Street 1:	3 APACHE TRAIL
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .266 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Wood Shingle Exterior and 3796 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11593.000	442,000	700	537,500	980,200
Total Card	0.266	442,000	700	537,500	980,200
Total Parcel	0.266	442,000	700	537,500	980,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 258.21 /Parcel: 258.21

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 68679

GIS Ref

GIS Ref

Insp Date 02/20/09

!8446!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 107.0-0006-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	442,000	700	11,593.	537,500	980,200		Year end	12/23/2021
2021	101	FV	425,800	700	11,593.	537,500	964,000		Year End Roll	12/10/2020
2020	101	FV	425,800	700	11,593.	537,500	964,000	964,000	Year End Roll	12/18/2019
2019	101	FV	335,600	700	11,593.	537,500	873,800	873,800	Year End Roll	1/3/2019
2018	101	FV	335,600	700	11,593.	460,700	797,000	797,000	Year End Roll	12/20/2017
2017	101	FV	334,600	700	11,667.	431,200	766,500	766,500	Year End Roll	1/3/2017
2016	101	FV	334,600	700	11,667.	369,600	704,900	704,900	Year End	1/4/2016
2015	101	FV	333,000	700	11,667.	331,100	664,800	664,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:20:55

LAST REV

Date	Time
11/06/20	08:56:29
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8446

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JERMAN ERIC A/T	1563-150	1	10/9/2020	Convenience	100	No	No		
JERMAN ERIC A &	1475-122		7/27/2015	Convenience	99	No	No		
SARGENT RICHARD	1440-96		8/19/2013		745,000	No	No		
MOLESKY LORY/ET	1249-184		3/22/2002		560,500	No	No		
ROSENBERG JEFFR	1160-170		8/29/1996		339,000	No	No	Y	

USER DEFINED

Prior Id # 1:	68679
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/30/2018	1064	Insulate	14,000	C				
8/4/2015	1079	Redo Bat	47,000		8/4/2015			Remodel existing c

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2016	Permit Visit	DGM	D Mann
10/19/2016	Left Notice	DGM	D Mann
2/20/2009	Meas/Inspect	372	PATRIOT
6/10/2002	MLS	MM	Mary M
11/1/1999	Meas/Inspect	243	PATRIOT
8/15/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11593		Sq. Ft.	Site		0	70.	0.66	4									537,455						537,500	

Total AC/HA:	0.26614	Total SF/SM:	11593	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	537,455	Spl Credit		Total:	537,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	9 - Stone	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.16169596
Const Adj.:	1.00289965
Adj $ / SQ:	116.506
Other Features:	118831
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	542982
Depreciation:	100995
Depreciated Total:	441987

COMMENTS

PDAS. See deed 1475:122 for land SF change.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

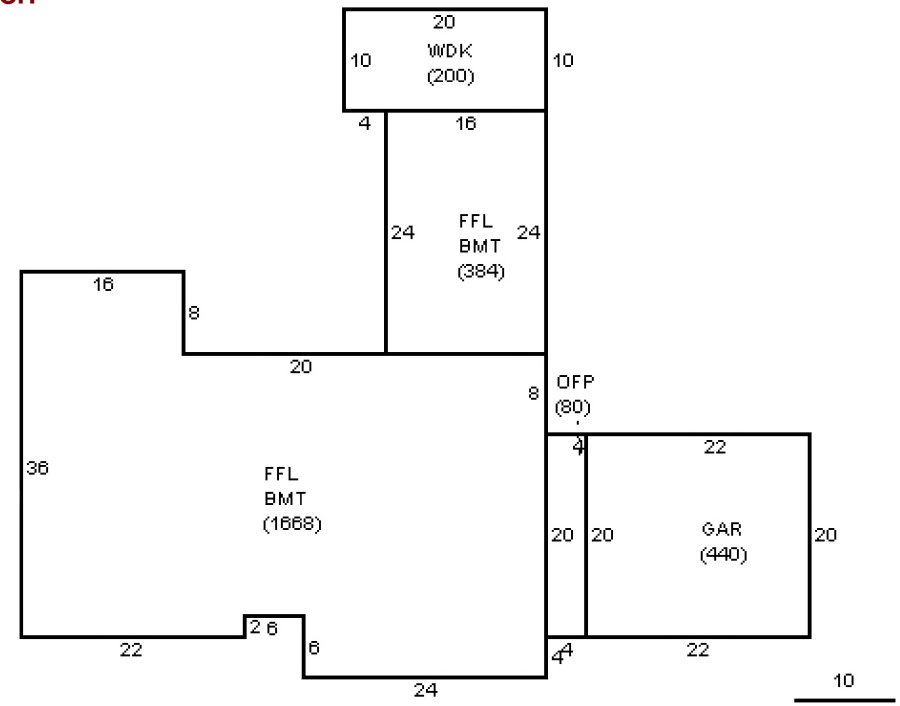
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	128.16
Special Features:	0	Val/Su Net:	91.63
Final Total:	442000	Val/Su SzAd	215.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,052	59.160	121,406
FFL	First Floor	2,052	116.510	239,071
GAR	Garage	440	20.740	9,126
WDK	Deck	200	11.030	2,206
OFP	Open Porch	80	37.230	2,979

Net Sketched Area:	4,824	Total:	374,788
Size Ad	2052	Gross Area	4824	FinArea	3796
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	85	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

107.0-0006-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	18X22	A	AV	1960	3.20	T	40.8	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700